

# COUNCIL CHAMBER

City of Berea, Ohio

Ordinance No. 2018-10

By Nick Haschka Sponsored By Mayor Cyril M. Kleem

## AN ORDINANCE

APPROVING, RATIFYING AND AFFIRMING THE 2016 ANNUAL REPORT, MINUTES AND ACTIONS OF THE CITY OF BEREAL HOUSING REVIEW COUNCIL FOR ALL RESIDENTIAL COMMUNITY REINVESTMENT AREA REAL ESTATE TAX ABATEMENTS AND COMMERCIAL COMMUNITY REINVESTMENT AREA REAL ESTATE TAX ABATEMENTS ENTERED INTO PRIOR TO 2008 IN THE CITY OF BEREAL.

WHEREAS, the Housing Council for the City of Berea meets annually to review the prior year's activities of property owners that have qualified for, and participate in, Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 within the City of Berea; and

WHEREAS, the 2017 meeting of said Housing Council has been held according to law and said committee has issued its Report for 2016 Reviews and Minutes of said meeting, the same being attached hereto as Exhibit "A" and incorporated herein.

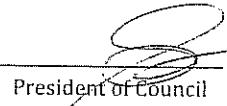
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Berea, State of Ohio:

**SECTION 1.** That the Council of the City of Berea hereby approves, ratifies and affirms the 2016 Annual Report of the Housing Council for Residential Community Reinvestment Area Tax Abatements and Commercial Agreements entered into prior to 2008 (for 2016 activities) and the Minutes of its meeting held on December 14, 2017 the same being attached hereto as Exhibit "A" and incorporated herein.

**SECTION 2.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

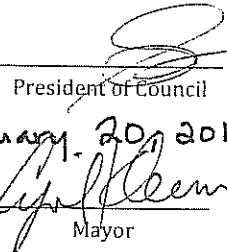
**SECTION 3.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: February 20, 2018

  
President of Council

ATTEST: John E.  
Clerk of Council

APPROVED: February 20, 2018

  
Mayor

APPROVED AS TO FORM:

  
Director of Law

City of Berea  
Housing Council Review Meeting  
December 14, 2017  
9:00 a.m. Berea City Hall, Berea Room

A meeting of the Berea Municipal Housing Council Review Committee was held in the Berea Room at Berea City Hall on Thursday, December 14, 2017. This meeting was held in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and Chapter 109 of the Codified Ordinances of the City of Berea.

The meeting was called to order by Matthew Madzy, Director of Planning, Engineering and Development at 9:00 a.m. with the following also in attendance: Dave Smith, Member; Dan Smith, Member. Tom Norton, Business Outreach Coordinator, City of Berea was also present.

Mr. Madzy indicated that notice of the meeting was published in the News Sun and Parma Sun Post on November 30, 2017. It began running on [cleveland.com](http://cleveland.com) on November 30, 2017. In addition, letters about the meeting were sent to the Berea City School District, the Olmsted Falls City School District and Polaris Career Center on November 28, 2017.

This meeting was being held to review the status for the tax year 2016 for all residential tax abated properties within the City of Berea and Commercial tax abated properties that were entered into the tax agreement prior to the fourth change of the CRA ordinance that happened in 2009 or 2010. (The Ohio Community Reinvestment Area (CRA) Program 2016 Residential Status Report is attached to and made a part of the minutes). Mr. Madzy noted that the members would see that a few years ago, the list was about four pages and is getting smaller as different abatements come off. Looking ahead, there are a few more abatements that will come off next year. By 2020, there will probably be a lot of the abatements off the books and the properties will be back fully on the tax base. The Exterior Maintenance Officer reviewed all of the properties and found them to be in compliance with the Exterior Maintenance Code. However, in reviewing the Tax Status of the properties, there were two that were identified. The first property at 510 Race Street had delinquent taxes for tax year 2016. The value is \$2,231.92. Additionally, the property at 100 Pelret Industrial Parkway has delinquent taxes for the tax year 2016, valued at \$9,678.97. Mr. Madzy contacted the County this week to determine if these properties were on a payment plan. Neither property is on a payment plan, at this point. Mr. Madzy did attempt to contact the property owner at 100 Pelret Industrial Parkway. The owner is out of state and will not return until after the first of the year.

In the past, letters have been sent advising the property owners to make good on the back taxes or enter into a payment plan on the delinquent tax amounts. Generally 30 days has been given, so that would be an option as well. Mr. Madzy asked if there were any questions or comments.

Mr. Dan Smith noted that he had not noticed the difference between the columns *Total Project Investment* and *Total Real Property Investment*. After a general discussion about the report, the members discussed a conditional approval for the two properties discussed. Mr. Madzy noted that a similar procedure was done last year and they are current on their taxes. In the past, when this was done, some have been delinquent and then they get current.

The terms of the contingency were discussed. This included notifying the property owners with an initial 30 day period to make good on the back taxes or enter into a payment plan with the County. Should they not enter into the plan, giving them an additional 30 days. Therefore, giving an initial notice for 30 days, a second notice for 30 days, and reconvening the commission after 60 days should the payment plan or back taxes not be made.

Mr. Madzy asked for a motion for 510 Race Street. Moved by Mr. Dave Smith, seconded by Mr. Dan Smith, that the notice be provided to the property owners of 510 Race Street, notifying them they are delinquent on their property taxes and are subject to a tax abatement. They will be given an initial term of 30 days to either make good on the back taxes for 2016 or enter into a payment plan. Should the first notice not satisfy the delinquency, enter into a second notice for an additional 30 days. The meeting would reconvene should the payment plan or back taxes not be made within the 60 day period. The vote on the motion was all ayes, no nays. The motion was carried and will stand as approved.

Mr. Madzy asked for a motion for 100 Pelret Industrial Parkway. Moved by Mr. Dave Smith, seconded by Mr. Dan Smith, that the property owner of 100 Pelret Industrial Parkway be notified of delinquency for 2016 back taxes and that they be given an initial 30 day period to make good on the back taxes or enter into a payment plan. Should they not achieve either of those options in the 30 day period, an additional notice shall be sent. If they do not achieve that after 60 days, the Council will be reconvened to address the delinquency. The vote on the motion was all ayes, no nays. The motion was carried and will stand as approved.

Mr. Madzy asked for a motion that the remainder of the list be approved. Mr. Dan Smith made a motion, seconded by Mr. Dave Smith, that the remainder of the list, minus 510 Race Street and 100 Pelret Industrial Parkway, be approved as compliant. The vote on the motion was all ayes, no nays. The motion was carried; the list will stand as approved.

There being no further business, it was moved by Mr. Dan Smith and seconded by Mr. Dave Smith, that the Housing Council Review Meeting be adjourned. The vote on the motion was all ayes, no nays. Motion carried.

Attest: H. Toth  
Heather Toth, Secretary

#### CERTIFICATE OF COMPLIANCE

The meeting of the Housing Council Review held this 14<sup>th</sup> day of December 2017 has been conducted in compliance with all legal requirements, including C.O. Chapter 109 and Section 121.22 of the Ohio Revised Code.

H. Toth  
Heather Toth, Secretary



Ohio | Development Services Agency

Ohio's Comprehensive Residential Real Estate (C.R.E.A.) Program

2016 Residential Status Report

Please read the CRA Annual Report Letter (email) prior to completing this form. All questions **MUST** be answered for report to be complete.

1. Name of Jurisdiction:	City of Berea		
2. Name of County:	Cuyahoga		
3. Name/Identification of CRA:	Berea Ohio CRA		
4. Dated Confirmed:	24-Jun-94		
5. Expiration Date (if any):	N/A		

6. List all residential exemptions for which an exemption has been granted in the CRA area and current status\*:

\*Attach additional pages if necessary to fully describe project status.

Name/Property Identification	Date Project Certified	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Subject to AG	Date of Most Recent Housing Council Review	Current Status
<i>Sample: Joe Smith, 123 Main Street</i>							
HOLMES, KENDRA J.; 227 NOBOTTOM RD.	2011	100%	15	\$25,500	\$143,600	12/20/16	<i>continued</i>
NHN PROPERTIES, LLC; 430 W. BAGLEY RD.	2009	100%	15	\$495,200	\$597,800	12/20/16	<i>continued</i>
CAVANAUGH-BEREA, LLC; 480 W. BAGLEY RD.	2009	100%	15	\$514,100	\$433,500	12/20/16	<i>continued</i>
LATHAM, MICHAEL M. SUC-TRUSTEE; 613 LONGFELLOW DR.	2009	100%	10	\$125,400	\$11,700	12/20/16	<i>continued</i>
STONE RIDGE APARTMENTS, LLC; 1000 STONE RIDGE CIR.	2007	100%	15	\$897,200	\$9,480,700	12/20/16	<i>continued</i>
GENAWA PROPERTIES, INC.; 110 BLAZE INDUSTRIAL PKWY.	2006	100%	15	\$107,800	\$735,000	12/20/16	<i>continued</i>
S & J BUILDERS, INC.; 1425 BAGLEY RD.	2005	100%	15	\$175,000	\$278,800	12/20/16	<i>continued</i>
TIMECO REAL ESTATE, LLC; 125 BLAZE INDUSTRIAL PKWY.	2003	100%	15	\$672,700	\$369,500	12/20/16	<i>continued</i>
KIRKENDALL, VAN DWIGHT & KATHALEE J.; 729 PROSPECT RD.	2015	100%	15	\$55,700	\$280,900	12/20/16	
MEDVETZ, PHILIP; 82 MANNING DR.	2009	100%	10	\$141,600	\$38,300	12/20/16	<i>continued</i>
SOPPELSA, JAMES A.; 83 DORLAND AVE.	2009	100%	10	\$141,200	\$14,200	12/20/16	<i>continued</i>
DAGOSTINO, PATRICK F. & LORI; 510 RACE ST.	2007	100%	10	\$145,400	\$29,600	12/20/16	<i>continued</i>
THE MACANGA LLC; 165 WEST BAGLEY RD.	2008	100%	15	\$52,100	\$234,000	12/20/16	<i>continued</i>
PAPADIMOUIS, ALEX T.; 102 NORTH ROCKY RIVER DR.	2010	100%	15	\$57,100	\$98,200	12/20/16	<i>continued</i>
BRESLIN, THOMAS J. III; 88 MURPHY ST.	2010	100%	15	\$20,400	\$124,200	12/20/16	<i>continued</i>
KEYSTONE BREA, LLC; 258 FRONT ST.	2006	100%	15	\$1,075,100	\$1,228,400	12/20/16	<i>continued</i>
BODENMILLER, EARLYNE TRS; 193 BEECH ST.	2012	100%	10	\$123,500	\$19,300	12/20/16	

Send Completed Reports To:

77 S. High Street

PO Box 1001

Columbus, Ohio 43216-1001

Or

matthew.sutherland@development.ohio.gov

Signature of Housing Officer or Political Subdivision Executive

Title

Date

Questions? Contact:

Matthew L. Sutherland

Senior Tax Incentives Specialist

614.728.6778

Name/Property Identification	Date Project Certified	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	Date of Most Recent Housing Counsel Review	Current Status
1277 PROPERTY COMPANY, LLC, 1277 BEEA INDUSTRIAL PKWY.	2007	100%	15	\$1,62,500	\$1,918,200	12/20/16	<i>continued</i>
RAM REAL EST; 1125 BEEA INDUSTRIAL PKWY.	2004	100%	15	\$3,32,000	\$474,900	12/20/16	<i>continued</i>
PAPOTTO FAMILY-WEST BAGLEY LLC, 1151 BAGLEY RD.	2004	100%	15	\$435,600	\$83,100	12/20/16	<i>continued</i>
FOREST PARK INDUSTRIES INC.; 800 POERTNER DR.	2002	100%	15	\$1,40,000	\$1,440,900	12/20/16	<i>continued</i>
BIG CREEK INVESTMENTS, LTD; 100 PELRET INDUSTRIAL PKWY.	2004	100%	15	\$522,400	\$341,200	12/20/16	<i>continued</i>
DM1 PROPERTIES; 207 DEPOT ST.	2005	100%	15	\$170,600	\$128,700	12/20/16	<i>continued</i>
FJR PROP LTD; 118 BAGLEY RD.	2002	100%	15	\$59,500	\$567,600	12/20/16	<i>continued</i>
FJR PROPERTIES, LTD; 297 RUNN ST.	2008	100%	15	\$220,500	\$654,400	12/20/16	<i>continued</i>
SANCHEZ, ANGELITO G.; 64 WEST BAGLEY RD.	2010	100%	15	\$90,200	\$3,400	12/20/16	<i>continued</i>
BEEA CITY OF; 80 FIRST AVE.	1991	100%	30	\$753,400	\$13,166,400	12/20/16	<i>continued</i>
RJE PROPERTIES LIMITED; 151 FIRST AVE.	2004	100%	15	\$230,500	\$245,800	12/20/16	<i>continued</i>
HIRSCH, JOSEPH A.; 455 BAGLEY RD.	2005	100%	15	\$226,400	\$337,700	12/20/16	<i>continued</i>
TAYLOR, STEPHANIE A. & BRANDON A.; 343 KRAFT ST.	2006	100%	10	\$110,600	\$49,600	12/20/16	<i>continued</i>
DEAN, J & HANSON, L; 105 KRAFT ST.	2008	100%	15	\$47,700	\$207,500	12/20/16	<i>continued</i>
MANTIFEL, KENNETH D & SHERRY; 232 PROSPECT RD.	2009	100%	10	\$127,400	\$25,400	12/20/16	<i>continued</i>
MAKSYM, KENNETH & JOANNE; 30 SPRAGUE Rd	2014	100%	15	\$26,100	\$161,200	12/20/16	<i>continued</i>
GENZON, CHARLES L & A LENORE; 417 PROSPECT RD.	2008	100%	15	\$49,500	\$125,000	12/20/16	<i>continued</i>
EDWARDS, WALTER A. & RHONDA; 66 SPRAGUE RD.	2007	100%	15	\$29,500	\$129,800	12/20/16	<i>continued</i>
SCHNEIDER, NICHOLAS; 281 WEST ST.	2012	100%	15	\$33,000	\$174,800	12/20/16	<i>continued</i>
DAVE AND TRACY JUSTICE HOLDING; 137 FRONT ST.	2009	100%	15	\$75,300	\$42,100	12/20/16	<i>continued</i>
KBS, LLC; 55 BEECH ST.	2014	100%	15	\$1,540,700	\$1,768,900	12/20/16	<i>continued</i>
BEEA STYLE, LLC; 34 BEECH ST.	2007	100%	15	\$109,500	\$64,800	12/20/16	<i>continued</i>
REYNOLDS, CRAIG R. & EMILY A.; 229 EASTLAND RD.	2011	100%	15	\$28,700	\$123,000	12/20/16	<i>continued</i>
SWAMSON, JOSHUA A & SIERRA E; 193 SOUTH ROCKY RIVER DR.	2012	100%	15	\$27,600	\$220,400	12/20/16	<i>continued</i>
VAN DRESS, DEAN; 150 ADAMS ST.	2013	100%	15	\$20,800	\$243,000	12/20/16	<i>continued</i>
KILGORE, JOHN C. III; 245 QUARRYSTONE LN.	2006	100%	10	\$265,500	\$43,900	12/20/16	<i>continued</i>
SMITH, JAMES P.; 747 LONGFELLOW DR.	2014	100%	15	\$20,500	\$194,400	12/20/16	<i>continued</i>
KAHL, JAMES V.; 383 BARRETT RD.	2015	100%	15	\$127,800	\$32,800		
PETRASEK PROPERTIES, LLC; 1180 BEEA INDUSTRIAL DR.	2014	100%	15	\$632,700	\$126,500		

Signature of Housing Officer or Political Subdivision Executive

Title

Date

Send Completed Reports To:

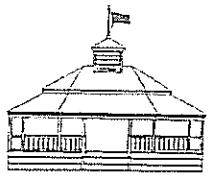
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OR

matthew.sutherland@development.ohio.gov

Questions? Contact:  
Matthew L. Sutherland  
Senior Tax Incentives Specialist

614.728.6778



# CITY OF BEREA

*"The Grindstone City"*

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Cyril Kleem  
*Mayor*

11 Berea Commons  
Berea, Ohio 44017  
(440) 826-5800  
Fax. (440) 826-4800  
[www.cityofberea.org](http://www.cityofberea.org)

## HOUSING COUNCIL

Thursday, December 14, 2017

9:00 a.m.

11 Berea Commons  
Berea Room

## AGENDA

### I. INTRODUCTION

- A. Call to Order
- B. Roll Call of Members
- C. Sunshine Compliance with Ohio R.C. 121.22 and Codified Ordinance Chapter 109 (Sunshine Laws)

### II. Housing Council Review

- A. Active residential CRA abatements
- B. Active commercial / industrial abatements prior to 2008

### III. Adjournment

*"City of Champions"*





5224682

## Order Confirmation

Ad Order Number 0008445448

**Customer**  
CITY OF BEREAL  
Account: 40294329  
CITY OF BEREAL  
11 BEREAL COMMONS,  
BEREAL OH 44017 USA  
(440)826-5800  
  
FAX: 4408264598  
servicedept@cityofbereal.org

**Payer Customer**  
CITY OF BEREAL  
Account: 40294329  
CITY OF BEREAL  
11 BEREAL COMMONS,  
BEREAL OH 44017 USA  
(440)826-5800

**PO Number**  
**Sales Rep.** Toni Ponzo  
**Order Taker** Toni Ponzo  
**Order Source** E-Mail  
**Special Pricing**

Tear Sheets	0	Net Amount	\$57.36
Proofs	0	Tax Amount	\$0.00
Affidavits	0	Total Amount	\$57.36
Blind Box		Payment Method	Invoice
Promo Type		Payment Amount	\$0.00
Materials		Amount Due	\$57.36
Invoice Text			

## Ad Schedule

Product	News Sun::Full_OH	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Public Notices
Cost	\$0.00	AdNumber	0008445448-01
Ad Type	OH CLS Legal Liner	Ad Size	1 X 23 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	PUBLICNOTICECITYOFBEREALHOUSINGCOUNCILREVIEWMEETINGTHECITYOFBEREALWILLHOLDTHE2016HOUSING	
	11/30/2017		

Product	Parma Sun Post::Full_OH	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Public Notices
Cost	\$57.36	AdNumber	0008445448-01
Ad Type	OH CLS Legal Liner	Ad Size	1 X 23 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	PUBLICNOTICECITYOFBEREALHOUSINGCOUNCILREVIEWMEETINGTHECITYOFBEREALWILLHOLDTHE2016HOUSING	
	11/30/2017		

Product	Cleveland.com	Placement/Class	Legals
# Inserts	1	POS/Sub-Class	Public Notices
Cost	\$0.00	AdNumber	0008445448-01
Ad Type	OH CLS Legal Liner	Ad Size	1 X 23 li
Pick Up #		Ad Attributes	
External Ad #		Color	<NONE>
Production Method	AdBooker	Production Notes	
Run Dates	Sort Text	PUBLICNOTICECITYOFBEREALHOUSINGCOUNCILREVIEWMEETINGTHECITYOFBEREALWILLHOLDTHE2016HOUSING	
	11/30/2017		

0008445448-01

Ad Content Proof

PUBLIC NOTICE  
CITY OF BEREAL

Housing Council Review Meeting  
The City of Berea, will hold the 2016 Housing  
Council review of the status and activities in  
Berea's Community Reinvestment Areas.

Thursday, Dec. 14, 2017; 9 a.m.

Berea City Hall Berea Room  
11 Berea Commons  
Berea, OH 44017

For further information, contact:

Matt Madzy  
11 Berea Commons,  
Berea, OH 44017.

Any persons who wish to attend the meeting  
and require special accommodations under  
the Americans With Disabilities Act, please call  
440-826-5803 no later than 72 hours prior to  
the public meeting.

pns:nov30,2017-8445448

City of Berea – Housing Council Meeting  
Thursday, December 14, 2017 at 9:00 a.m.  
Berea Room